

**ECONOMIC DEVELOPMENT COMMITTEE MEETING**  
**MINUTES**

**July 9, 2014**

**Present:** William Plasko, Chairman, Alan Slater, Denis Drummey, Paul Halkiotis, Town Planner

**Paul Halkiotis – Introduction**

Mr. Plasko introduced Mr. Halkiotis to the EDC. Mr. Halkiotis talked about his background as a Town Planner and an Economic Development Planner.

**Approval of Minutes**

**Motion** made Mr. Slater to approve the minutes of April 10, 2013, seconded by Mr. Drummey  
**Vote Unanimous**

**Discussion on the Vanderbilt Grant Application**

Mr. Halkiotis passed out some information he received from Pam McCarthy that she had accumulated between the last meeting and now that she thought the Committee would be interested in.

Mr. Halkiotis said that one of the projects that Ms. McCarthy had been involved with was the Quincy Economic Target Area. Mr. Halkiotis said that Quincy 2000 has a consultant under contact and they are working on branding the region. They attended a meeting a couple of weeks ago and Mr. Halkiotis feel that it will get wrapped up in the next few months. Mr. Drummey wanted to know how the consultant was being paid. Mr. Halkiotis said that monies were collected from Towns involved with giving out TIF'S.

Mr. Halkiotis said that also in the handout there was information on the Massworks Grant Application that was rejected by the State. Mr. Halkiotis said that his understanding on why this grant was rejected was because it did not have a housing component. Mr. Plasko agreed that Norwood did not have the housing component in the application, it was discussed but they did not include it. The Committee talked about needing an overlay in that district for housing.

Mr. Halkiotis said that under the Patrick administration they want some kind of housing plan included in any grant application. Discussion ensued.

Mr. Halkiotis suggested going over the Vanderbilt Grant Application and focusing on the implementation strategies in the plan and at the next meeting they can focus on which one they think is doable. Discussion ensued.

### **Discussion on Future Economic Development Initiatives**

**Present:** Madeline Eysie, Mike Murphy, Brian Hardiman

Mr. Halkiotis wanted to know if there was anything specific the Economic Development Committee would like to work on in the future.

Mr. Plasko wanted to look into the Economic Development account to see how much funding is available to use for some marketing strategies for the Town.

Mr. Murphy asked if they should focus on the downtown, and do TIF's apply in the downtown? Mr. Plasko said they could work with the Downtown Steering Committee to see if there is a way to offer a TIF in the downtown. Mr. Slater talked about maybe using expedited permitting in the downtown. Mr. Halkiotis gave a summary of the Downtown Summit meeting that was held and some recommendations that were made.

Mr. Drummey suggested talking to David Spiegel about getting an upscale store, and/or building a 2-story parking garage. The Committee discussed what would be successful in the downtown and maybe housing on second floor above retail. Madeline Eysie talked about the type of stores that are needed downtown and some affordable housing. Discussion ensued.

### **Other Business**

#### **Plimpton Press**

Mr. Drummey talked about Plimpton Press and how it would be the perfect location for an office building, a bank, or some other financial institution. This land is zoned limited manufacturing and the Town is close to the 1.5%, Mr. Drummey feels that a financial services firm is the perfect solution for this area. Mr. Slater said you have to find a willing owner as well as a willing developer.

Mr. Plasko said that one thing they are forgetting is what the area is zoned for.

Mr. Halkiotis said that the land is currently zoned manufacturing. If the Town doesn't want manufacturing in that area and is looking for a different type of use such as financial planning then you have to start by re-zoning the land. Discussion ensued.

### **Benchmark Senior Living**

Mr. Drummey asked if the Town reached out to Benchmark about affordable housing. Mr. Plasko said that they did reach out to Benchmark and were told they were not interested because of the cost factor. Mr. Plasko was also told by the attorney that assisted living could not be affordable. Mr. Plasko contacted DHCD to see if assisted living facilities could count as affordable and found out it was a very difficult process for the developer to go through with no incentive.

Brian Hardiman attended the Board of Appeals meeting on Benchmark and heard that Benchmark have a property in Newton. Mr. Hardiman asked them if they would be interested if the Town came to them with a 40R program and incentives and they said absolutely not. Mr. Hardiman noted that they do not have the right to build, they need the Town to give them the permits. The Town should hold their feet to the fire to get an incentive payment or make them do a 40R and provide 5% affordable units.

Mr. Plasko noted that Mr. Hardiman and Mr. Drummey have referred to 40R as commercial and he thought 40R was specifically for housing. Mr. Drummey said that initially 40R was for commercial development. Mr. Hardiman said it was from a CHAPA group for economic development and later housing.

Mr. Plasko said that Charlotte Maynard, Plimpton Press, has called to meet with him and he will see if she will come to a meeting.

Mr. Drummey asked the Committee if Mike Murphy could be appointed to the Committee. Mr. Plasko told him to send a letter to the Board of Selectmen and ask for the appointment.

The Economic Development Committee adjourned.